



**Connells**

Ducrow Court Backfields Lane  
Bristol

# Ducrow Court Backfields Lane Bristol BS2 8AR

for sale guide price  
**£213,750**



## Property Description

\*\*\* 75% SHARED OWNERSHIP \*\*\*

Two generous double bedrooms, immaculate condition throughout, balcony and parking. Must view for all first time buyers.

The apartment is well located, just a short stroll from Portland Square and Cabot Circus with its unrivalled array of shops and eateries, as well as the City Centre and Bristol Harbourside. It also offers easy access to a variety of important transport links, including the M32, Bristol Coach Station and Bristol Temple Meads Train Station.

Introducing a delightful first-floor apartment boasting a contemporary design and an array of enticing features.

Step inside to discover a spacious kitchen/living area with an abundance of natural light, creating a warm and inviting ambiance. The apartment comprises of two well-appointed, spacious bedrooms and a family bathroom fitted with a contemporary bathroom suite.

The highlight of this property is the balcony, perfect for enjoying a morning coffee or soaking up the afternoon sun.

With its modern finishes and convenient location, this property is sure to impress. Don't miss out on the chance to make this apartment your own. Contact us today to arrange a viewing.

## Lounge/Kitchen Diner

20' 9" x 14' 8" ( 6.32m x 4.47m )

Modern Kitchen with a range of wall and base units with work surfaces over. washing machine, dishwasher and fridge, electric oven and hob, sink drainer.

Living area

wooden floors, radiator, TV point, double

glazed window and door to the rear, leading out to the balcony.

## Bedroom One

15' 9" x 8' 8" ( 4.80m x 2.64m )

Double glazed window to the rear and radiator.

## Bedroom Two

15' 9" x 7' 4" ( 4.80m x 2.24m )

Double glazed window to the rear and radiator

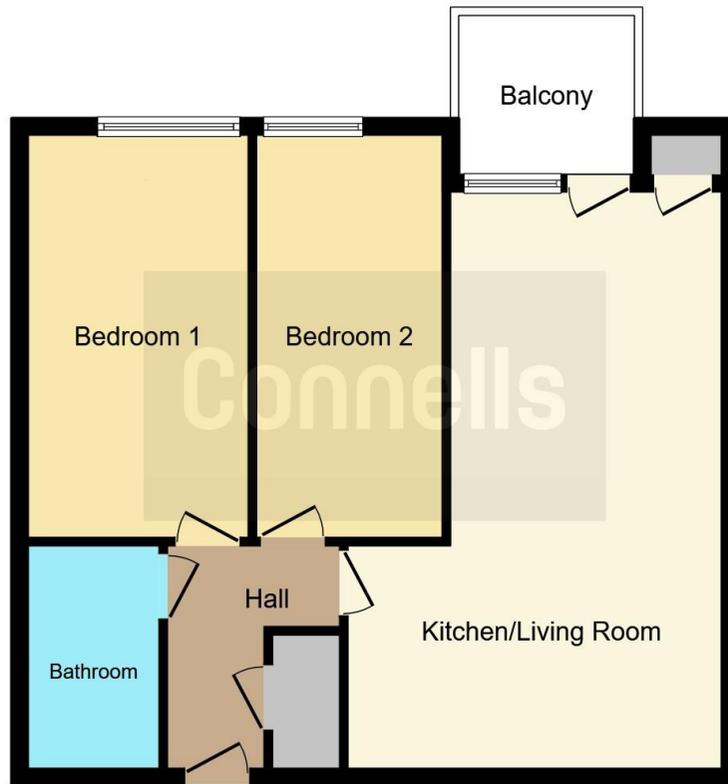
## Bathroom

Modern bathroom suite which consists of Low level WC, wash hand basin, panelled bath with Shower over

## Allocated Parking

Gated access to the parking space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 0117 966 4278**

**E southville@connells.co.uk**

243 North Street Southville  
BRISTOL BS3 1JN

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**check out more properties at connells.co.uk**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BMR311534 - 0004